



ERIC J. HOLCOMB, Governor
STATE OF INDIANA

INDIANA DEPARTMENT OF HOMELAND SECURITY
302 West Washington Street
Indianapolis, IN 46204

COMMISSION MEETING MINUTES
Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

May 4, 2017

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:02a.m. on May 4, 2017.

(a) Commissioners present at the Commission meeting:

Ron Brown
Gregory Furnish
Kevin Goeden, representing the Commissioner, Department of Labor
John Hawkins, Chairman
Todd Hite, representing the Commissioner, Department of Health
James Hoch
James Jordan
Matt Mitchell, Vice-Chairman, late arrival
Patrick Richard
Craig Von Deylen

(b) Commissioners not present at the Commission meeting:

Jessica Scheurich

(c) The following departmental and support staff were present during the meeting:

Legal and Code Services

Craig Burgess, State Building Commissioner
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary for the Commission
James Schmidt, Deputy Attorney General

2. Old Business

Chairman Hawkins called for approval of or amendments to the April 4, 2017 minutes. Commissioner Hoch moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

3. Ordinances

Because the Terre Haute ordinance was on the agenda, Commissioner Hoch moved to hear the ordinances later in the agenda to allow Commissioner Mitchell to be present. Commissioner Von Deylen made the second. It was voted upon and carried.

4. Tier One Local Plan Review Unit Request by Monroe County / City of Bloomington

Chairman Hawkins asked Justin Guedel, staff attorney, if anything had been heard from the Office of Budget Management and was told no. Jim Gerstbauer, Monroe County Building Commissioner, thanked the Commissioners for working on this and asked if they might push forward any training which would be needed by the local reviewers when the requests were granted. It was agreed that the suggestion was a good idea.

5. Request to Approve Formation of the Residential Code Committee – Justin Guedel

Justin Guedel, staff attorney, had prepared an overview for the Indiana Residential Code Committee which outlined the duties, those who were to be voting members, the Chairman and Secretary. Rules concerning quorum, votes needed for actions, meeting schedules, member term lengths, resignation and designation or involuntary removal of members were also outlined. Jason Shelley, Executive Director of Regional American Institute of Architects, spoke before the Commission. He requested the addition of another architect as a voting member, and suggested that perhaps having fewer members should be considered in order to make attaining a quorum easier. Bobby LaRue, member of Indiana Association of Building Officials and Monroe County Building Department, requested that the addition of an additional architect and engineer be added. Richard Albright, PE, was suggested as the additional engineer. Carlie Hopper, Indiana Buildings Association, spoke briefly, as did Jim Gerstbauer, Monroe County Building Commissioner. Jim Greeson, Indiana State Fire Marshal, noted that there was only one fire service representative, prompting a suggestion that a second be added. Following a lengthy discussion, Commissioner Furnish moved to accept the Proposed Residential Code Committee Guidelines by adding that the Chairman would not vote, the committee would be 14 with 5 IABO, 5 IBA, 1 architect, 1 engineer, and 1 fire service representatives, that a tie vote is not a majority and the vote is lost, and to re-open a discussion about a code change there must be new evidence to justify such action. Commissioner Von Deylen made the second. It was voted upon and did not carry with a vote of 4 to 5. Commissioner Von Deylen then moved to amend it to have 16 members with 5 from IABO, 5 from IBA, 1 engineer, 2 architects, and 2 fire service representatives. It was voted upon and carried. A motion to allow the Chairman to vote to break a tie was made by Commissioner Richard, with the second by Commissioner Von Deylen. It was voted upon and carried. Chairman Hawkins suggested the IRC committee use the 2nd printing of the 2015 International Residential Code. Commissioner Furnish made the motion, with the second by Commissioner Von Deylen. It was voted upon and carried. It

was suggested that the work be started with a clean slate. Commissioner Von Deylen made a motion that no current proposed amendments were to be automatically brought forward. Commissioner Hoch made the second. It was voted upon and carried. Commissioner Von Deylen moved that a draft proposed rule be used during meetings and that a fiscal impact be submitted with each amendment. Commissioner Hoch made the second. It was voted upon and carried. Commissioner Hoch moved to approve the 2018 Residential Code Committee Proposed guidelines, with the second by Commissioner Furnish. It was voted upon and carried.

Breaking and reconvening: Chairman Hawkins recessed the Commission at 10:14 a.m. It was called back to order at 10:31 a.m. Commissioner Mitchell was now in attendance.

6. Request for Denial of Incomplete 2016 Variances

16759 Meridian Hills Country Club, Indianapolis
16812 Plant 1 DACT Line, Russiaville
17207 Cityscape @ Plainfield, Plainfield
17211 Holiday Inn, Granger
17293 FIS, Carmel

Noting they had been contacted again as requested by the Commission, Craig Burgess, State Building Commissioner, asked the Commission to consider the denial of variances from 2016 which had never been completed by the applicant or submitter. Commissioner Richard moved to deny the above listed variance applications due to the lack of their substantive nature. Commissioner Jordan made the second. It was voted upon and carried.

7. Variances

Tabled

There were no tabled A/B variances to discuss.

C/D/NVR

17-02-02 Two Sets of Disguised Doors on Memory Care Hallway, Indianapolis

The proponent had withdrawn the variance application.

17-03-06 The Crossing School, Syracuse
17-03-07 Knox Crossing, Knox
17-03-08(a)(b) Crossing Educational Center, Goshen
17-03-09 Berne Crossing, Berne

Rob Staley, Executive Director of The Crossing National, Inc., spoke as proponent. In a response to local needs for a program for youth who had dropped out of traditional education programs, they developed The Crossing National and provided hands-on training and job skills in schools located

in churches, warehouses, factories, and the like, unaware of the code requirements placed on educational facilities. Variance 17-03-06 the Crossing School, Syracuse, is located in a church until June 2017 when the school relocates. The request was to omit the manual fire alarm requirement. Following discussion, Commissioner Furnish moved to approve until June 9, 2017, with the second by Commissioner Hoch. It was voted upon and carried with one nay. Variance 17-03-07 Knox Crossing, Knox, will also be relocated in June 2017 and requested to omit the manual fire alarm. Commissioner Furnish moved to approve until June 9, 2017, with the second by Commissioner Hoch. It was voted upon and carried with one nay. Variance 17-03-08(a)(b) Crossing Educational Center, Goshen, housed a landscaping training program and a woodworking area. The request was to allow the landscaping equipment and gas cans to be stored within the unsprinklered building, and no dust collection system will be provided for the woodworking area. Variance 17-03-09 Berne Crossing, Berne, is a request to omit the sprinkler requirement until June 30, 2019, when the school relocates. Following discussion, Commissioner Richard moved to table 17-03-08(a)(b) and 17-03-09, with the second by Commissioner Hoch. It was voted upon and carried.

8. Ordinances

Chairman Hawkins acknowledged the speakers for the La Porte ordinances, and admonished them to not speak about the value of carbon monoxide detectors, but as to why La Porte should be the only city in the State of Indiana to have such an ordinance. Chief Andy Snyder, La Porte Fire Department, and Dorothy Kesling, Wishing Tree Foundation, explained they had tried to have someone to help them get a bill through legislation to require the detectors, but had been unable to find a sponsor. They felt it important enough to begin working to have the ordinance adopted at the local level to protect the citizens of La Porte until they could find support for a law or an amendment to the Residential Code. They didn't want someone else to die while they waited for legislation to be passed, feeling that it would not be happening soon. Jason Shelley, a representative for the American Institute of Architects, Carlie Hopper, a representative of the Indiana Builders Association, and Gretchen White, a representative of the Indiana Apartment Commission, spoke in opposition to the ordinance citing the cost as a factor. Danny Nobeck, Michigan City Fire Department, spoke in favor of the ordinance. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with two nays. Commissioner Brown agreed to work on a carbon monoxide template.

Chairman Hawkins and State Building Commissioner Craig Burgess stepped away from the meeting at 11:28 am to attend a previously scheduled meeting with the Director of IDHS. Vice-Chairman Matt Mitchell assumed the duties of the chair.

9. Variances, cont.

17-04-02 Haunted House Grissom Maze of Terror, Peru

Jacob Rhodebaugh spoke as proponent. The request was to omit the sprinkler system in the haunted house. The proponent owns the steel and concrete building, and the sprinkler system was inoperable when purchased. The haunted house runs Thursday through Saturday for five weekends per year, starting the last weekend of September. Following the guidelines, everything listed was treated with fire retardant. Fire extinguishers would be at each exit, and a fire watch would be used. Occupancy in the maze would comply with the limits set by code. Following discussion, Commissioner Von Deylen moved to table to allow the proponent to get the cost of making the

sprinklers operational or removal, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-20 Barker Archives and Keep Safe Storage, Warsaw

Rob Martin, Barr Design Group, spoke as proponent. The Commission had determined that if a storage building did not have heat or electricity, they did not have to have plumbing facilities. The proponent noted the complex had a single building which was climate-controlled, while the rest did not have heat, electricity, or water in the buildings. The request was to omit the plumbing facilities in the single building. No water or septic is available per the proponent. There are no employees on site as it is operated from a kiosk. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-27 L. E. Meyers Co. Conference Room, Indianapolis

Nancy Long, A1 Expeditors, spoke as proponent. A \$100,000 addition was to be made to an existing addition. The cost to install a fire hydrant required by code was priced at \$200,000. The request was to allow the nearest fire hydrant to be in excess of the 400 feet allowed by code. The proponent had measured the distance from the hydrant to the farthest point of a back building and it was 2100 feet, but 1500 feet to the farthest point of the building addition. The building has smoke detectors and eight overhead doors also used as exits. Fire extinguishers are throughout the building, and a fire alarm system with horns will be installed. Margie Bovard, Indianapolis Fire Department, noted that the fire hydrants on the nearby road are private hydrants. Following discussion, Commissioner Hite moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-31 White Diamond Lavender Farms Wedding Chapel, Hope

Carrie Ballinger, RTM Consultants, spoke as proponent. Also speaking was Walter Knaepple, Fire and Building Code Enforcement, and Gene Weaver, Bartholomew County Inspector. The request was to allow a barn, Type V-B construction, to be converted to a building used for events using Chapter 34, which is not a method allowed by code. A revised plan had been submitted showing the additional two doors provided. After questions arose on the initial structural report, a new firm had been hired and had submitted a new structural report. Mr. Knaepple noted that there were no landings for the egress doors. Mr. Weaver noted that there were no plans for water mains in the area in the foreseeable future. The proponent stated that the restrooms shown on the plans would be in place and serviceable before use of the facility. The proponent asked for a clarification of the request for landings, and when told he would like landings and a hard surface to a public way, it was stated that accessible egress was not required in a conversion of the existing building. A lengthy discussion of paving and cost was held, leading to a request for area of refuge to be provided. Commissioner Von Deylen moved to approve with the condition that doors four and six be centered, landings be provided for all egress doors, and two areas of refuge be provided. Commissioner Hoch made the second. It was voted upon and carried. Commissioner Brown voted nay.

17-04-39(b) Suburban Bethlehem Lutheran Church and School Addition, Ft. Wayne

The application had been withdrawn.

Breaking and reconvening: Vice- Chairman Mitchell recessed the Commission at 12:01 p.m. for lunch. It was called back to order at 1:05 p.m. by Chairman Hawkins. A request to move 17-05-51 forward to allow the proponent to make a 3p.m. flight had been made.

17-05-51 The Shine Festival, Fair Oaks

Brian Morgan spoke as proponent for The Shine Festival. The request was to be allowed to have a mass launch untethered Chinese lanterns at Fair Oaks Farms in Newton County. The organizers work with the local fire and police officials to provide a safe event, as well as providing EMT staff on site. The lanterns used burn for 1½ to 2 minutes, and are made of biodegradable materials. A test launch is made to determine the probable landing area and after approval of the local fire marshal, those over 16 years of age may light and release their lanterns. The debris from the lanterns are collected by staff and volunteers. Following discussion, Commissioner Richard moved to approve, with the second by Commissioner Furnish. It was voted upon and carried with two nays.

17-04-40(a)(b) 2014 IFC 675 IAC 22-2.5 Sec 1008.1.9.9 Evansville Day School, Evansville

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hite. It was voted upon and carried.

17-04-41 Stonebaker Rooftop Dining, Valparaiso

Carrie Ballenger, RTM Consultants, spoke as proponent. An existing 2-story building wishes to have a rooftop dining area. Portions of the existing stairway has reduced width and headroom clearance. A new stairway will be constructed between the second floor tenant space and the rooftop which provides egress from the rooftop through the second floor area to access the existing stairway, with a second existing stairway extended to the roof. The calculated occupant load of the rooftop dining and service area is 66 people, and the capacity of both stairs combined is more than 150% of the code-required capacity. Maximum travel distance to an exit is less than 75 feet. Emergency lighting and exit signs will be provided. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-51 Hulman Building Apartments, Evansville

Roger Lehman, RLehman Consultants, spoke as proponent. An existing office building is being converted to apartments, and the request had been to allow an NFPA 13R system, restricted to 4 floors, be used in a 10-story building. As each floor is completed, the sprinkler system will be operational. The proponent noted that the building passes Chapter 34 for each floor individually,

and that they will be using an NFPA 13 system. Following discussion, Commissioner Brown moved no variance required, with the second by Commissioner Hite. It was voted upon and carried.

17-04-56 Classroom Doors – Good Shepherd Catholic School, Evansville

Sally Sternberg, Diocese of Evansville Catholic Schools, spoke as proponent. The request was to allow the staff to prop open classroom doors (fire doors) due to shortage of staff and volunteers to maintain supervision during student arrival, passing between classes, and indoor recess. The Youth Protection program also requires the doors to be propped open when students attend tutoring sessions. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-65 South Washington Street RCF, Kokomo

Dan Whitman, Dalmatian Fire, spoke as proponent. The request is to allow the Group I-1 building to have a one-story increase using a 13-R sprinkler system in lieu of the compliant NFPA 13 system. The building will be zoned per floor, using draft stops with drywall on each side, and three fire compartments separated by fire walls. The residents will be capable of self-preservation. Following discussion, Commissioner Von Deylen moved to approve with the condition that no tenants are to be incapable of self-preservation, fire alarm systems and zone control valves are to be provided on each floor. Commissioner Jordan made the second. It was voted upon and carried. Commissioner Brown abstained.

17-04-72(b)(c) Indiana Spine Hospital, Carmel

Derek Holman, RTM Consultants, spoke as proponent. The request in variance (b) was to allow a GFI receptacle to be installed at the sink in a patient bathroom with an open shower lacking a threshold. The owners have decided to remove the receptacle and place a gasket and cover over the box. Commissioner Von Deylen moved to approve with the condition that a gasket and cover be placed over the receptacle, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was to allow a light switch to be located just inside the patient bathroom door. The proponent stated that they will be using a weatherproof cover for the light switch. Commissioner Von Deylen moved to approve with the condition that they use a 3R switch. Commissioner Hoch made the second. It was voted upon and carried.

10. Penrose on Mass variance

A variance had been granted by the City of Indianapolis for Penrose on Mass, and was submitted for affirmation by the Fire Prevention and Building Safety Commission. Commissioner Hoch moved to affirm with the second by Commissioner Mitchell. It was voted upon and carried.

11. Clarification of variance 17-02-42 TCM Pavilion Expansion, Indianapolis

Christina Colletter, RTM Consultants, spoke as proponent. The variance had been heard in February and had been submitted without plans due to what the proponent described as variance program failure. The plans which had been uploaded to the variance application in March were the

plans used to file for the CDR and showed a 3,000 square foot addition. The Plan Reviewer stated the variance would need to be refiled since they had not seen the plans. The proponent was seeking a clarification of the decision of the Commission as to whether or not it included the 3,000 square foot addition. Following discussion, the Commission declined to act upon the request and let the original action stand as approved.

12. New Variances

A/B

Chairman Hawkins called for any variances in the A/B category which were to be called out for individual consideration. There being none, Commissioner Von Deylen moved to approve all A and B variances eligible for the block vote. Commissioner Hoch made the second. It was voted upon and carried. Chairman Hawkins abstained from voting on 17-05-10(a)(b) The Mercantile, Alexandria.

The following variances were approved as submitted:

17-05-07 2812 E. Winston Street, Bloomington
17-05-10(a)(b) The Mercantile, Alexandria
17-05-14 Lakes Plaza, Bloomington
17-05-15 Indiana Kidney Institute Nephrology, Indianapolis
17-05-16 Tennis Courts and Concession Building, Oxford
17-05-17 Lilly K138 Flammable Liquid Storage Tank Spacing, Indianapolis
17-05-18 Storage Express FF, Frankfort
17-05-19 Storage Express AU, Austin
17-05-20(a)(b)(c)(d) IU Auxiliary Library Facility Expansion 3, Bloomington
17-05-21(a)(b) Indiana Masonic Home Skilled Nursing & Rehabilitation Center, Franklin
17-05-22(a)(b) Forest Quadrangle Residence Hall Renovation, Bloomington
17-05-23(a)(b) Muncie RCF, Muncie
17-05-29(a)(b) Michigan Blvd. RCF, Michigan City
17-05-31(a)(b) Wurth Service Supply, Greenwood
17-05-32 360 Market Square, Indianapolis
17-05-33 Little Crow Lofts, Warsaw
17-05-37 Trine Basketball Arena, Angola
17-05-40 Circle Tower 9th Floor Renovation, Indianapolis
17-05-43(a)(b)(c)(d) Elkhart Health Fitness & Aquatic Center, Elkhart
17-05-45 Landmark Center 9th Floor Renovation, Indianapolis
17-05-46 Fishers Police Station, Fishers
17-05-49 Carmel South Garage, Carmel
17-05-50 1660 N. Bellfontaine Renovation, Indianapolis
17-05-52(a)(b) The Bridges Restaurant, Greencastle
17-05-53(a)(b) Indiana Humanities Facility Upgrades and Restoration, Indianapolis
17-05-55(a)(b)(c) Sycamore Elementary School Renovations, Kokomo
17-05-63 Home2 Mishawaka, Mishawaka
17-05-64 Fairfield Inn & Suites, Anderson

17-05-02(a)(b) Menards Expansion, Lafayette was withdrawn by the proponent and not voted upon.
17-05-03 – void, not voted upon
17-05-04 – void, not voted upon
17-05-05(a)(b)(c) Rabbit Ridge School, Hagerstown – incomplete.

A motion to table was made by Commissioner Hite, seconded by Commissioner Richard, voted upon and carried.

C/D/NVR

17-05-06 Temporary Tent Highland Country Club, Indianapolis

Bruce Pauley, Highland Country Club, spoke as proponent. The request was to allow a tent to be in place for more than the length of time allowed by code. He had provided photographs of the tent and copies of flame resistance certifications. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-08 Student/Faculty Residence, La Porte

Jay Kronk, La Lumiere School Director of Operations, spoke as proponent. The request was to omit sprinklers in the building which houses 20 students and 3 faculty residences. Bill Sheely, a representative of the manufactured building systems company providing the structure, also addressed the Commission. The request was made due to the lack of sufficient water to support a sprinkler system. A fire alarm system which is monitored will be provided. Following discussion, Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-09 Temporary Building, Huntingburg

The application was incomplete and ineligible to be heard. Commissioner Mitchell moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-05-01 St. Michael's Episcopal Church, Noblesville

Steven Holt, attorney, spoke as proponent. The request was to omit the ramp required by code to provide accessibility to the raised chancel in the new sanctuary. The proponent stated that the only persons allowed in the altar area are the priest and the sacristy committee. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Mitchell abstained.

17-05-11 Awnings Appurtenant to Temporary Sales Trailers Dreyer & Reinbold, Indianapolis

Donn Wray, attorney, spoke as proponent. Also speaking was Tim Simpson, American Tent and Awnings. The request was to allow an awning to be erected for more than the 30 days allowed by code. The awnings were to be over a ramp to the temporary office trailer with an additional canopy providing shelter for customers. They were to be staked with longer stakes and web straps, exceeding industry standards, and copies of the flame resistance certification were provided. Following discussion, Commissioner Brown moved to approve until August 31, 2017. The second was made by Commissioner Hite. It was voted upon and carried.

17-05-12 Hoops Sports Bar and Restaurant, Frankfort

Karl Reichold, owner, spoke as proponent. A new electrical panel had been installed last year. Because there was not a code-compliant space in which to install it, the proponent had consulted with the local official and, with his approval, installed it on the ceiling to provide the necessary access to the operating handle. He had been cited by a state inspector, and now requests that the panel be allowed to remain in the ceiling. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried with one nay.

17-05-13 (a)(b) Day Early Learning, Indianapolis

The application was incomplete and ineligible to be heard. Commissioner Von Deylen moved to table, with the second by Commissioner Hite. It was voted upon and carried.

17-05-24 Ritz Charles Wedding Chapel, Carmel

Michael Taylor, Central Security and Communications, spoke as proponent. The request was to be allowed to use two cells with two separate carriers to provide a sole path communicator. This is allowed under NFPA 72 2010. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-05-25(a)(b) Mt. Olive Manufacturing, Mooresville

Christina Collester, RTM Consultants, spoke as proponent. The request in (a) was to allow the office mezzanine means of egress stair and break room to discharge through the warehouse which is protected by an ESFR sprinkler system. The travel distance is less than 100 feet. Following discussion, Commissioner Hoch moved no variance required, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow access roads to not be provided around the new addition. Due to topography, retention ponds and easements, it would be difficult to provide roads. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

17-05-26 The Jane Pauley Community Health Center, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. The request is to allow the existing pipe schedule sprinkler system in the basement, installed after construction, to be abandoned in place. The system does not have the proper testing connection nor back flow preventer, and would be a financial hardship for the non-profit organization to provide. The basement will not be occupied, and is separated from the first floor with a concrete floor and noncombustible structural elements. Following discussion, Commissioner Von Deylen moved to approve with the condition that the PIV be bagged and signs posted stating the sprinkler system is not in use. A monitored smoke detection system shall also be provided in the basement. Commissioner Hoch made the second. It was voted upon and carried with Commissioner Brown voting nay.

17-05-27 Toyota Industrial Equipment Logistics Transformation, Columbus

Melissa Tupper, RTM Consultants, spoke as proponent. Also speaking was Brian Egloff, manager. The request was to allow the travel distance to exceed that allowed by code. The employees in the new phase 2 expansion will be protected by an ESFR sprinkler system, and are trained in the evacuations routes and procedures. Public is not allowed in the area without escort. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-28 Specified Lighting Systems, Carmel

Scott Perez, Arxtheon Consulting, spoke as proponent. An existing building, currently not sprinklered, will be having a fire suppression system installed in the two-story facility on the first and second floor. There are some existing tenants on the first floor. The request is to allow the sprinklers to be installed in the existing tenant spaces as they move out or the area is renovated. The mains will be sized with the intention of fully sprinklering the building with a 13 system. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-05-30 The Gilead House Housing, Kokomo

Melissa Tupper, RTM Consultants, spoke as proponent. Also present was Reba Harris, founder, and Kevin Summers, Noblesville Police Department. The request was to be allowed to use the gymnasium as temporary housing for those in the drug and alcohol recovery program for a period of one year while the residential rooms are being constructed without complying with new construction requirements or Chapter 34 requirements. The building will undergo a Chapter 34 evaluation and a sprinkler system will be installed at that time. The gym has no partitioning and supervision will be provided at all times. There is an existing fire alarm system and 3 exits directly to the exterior. Following discussion, Commissioner Hoch moved to approve until June 1, 2018, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-05-34 Midtowne Oven, Lafayette

Ed Rensink, RTM Consultants, spoke as proponent. The original variance submitted as 12-11-31 was approved to permit an additional 2.5 points for Fire Safety per the Chapter 34 evaluation. It had been signed, however, by the tenant and not the current owner, so it was being resubmitted under number 17-05-34. Brian Alkire, Lafayette Fire Department, also spoke and did not object to the variance. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-35 Bosse High School Special Needs Classroom Security, Evansville

17-05-36 Highland School Special Needs Classroom Security, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. Code allows electromagnetic locks if the hardware being affixed to the door leaf. The request is to allow the locks on doors of the special needs classroom doors with the hardware affixed to the doorjamb with a keypad for operation. These locks can be operated with one hand, and will fail open at loss of power. The students wear an alert bracelet or necklace which locks the exit door when they are within five feet and the lock is not overridden by a teacher. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-38 Residences on Ronald Reagan, Avon

Tom Worton, Koorson Fire Security, spoke as proponent. The request was to allow a DACT line which used two separate cellular communicators on two separate networks to be used. Noting this type of request had been heard earlier, Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-05-39 The Park at Pulliam Square, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to be allowed to use a FlameBlock fire-rated OSB sheathing within the exterior wall of the 9-story apartment building, a portion of which is required to be 1-hour rated. The FlameBlock material will be covered by fiber cement board and not exposed. The building will be sprinklered. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-41(a)(b) Indy Collegiate, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (b) had been eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (a) was to allow a waste receptor for a condensate drain to remain above the ceiling in the club area, requiring ladder access. Code requires "ready access". Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-05-42 10664 US Highway 36 Conversion, Avon

Ed Rensink, RTM Consultants, spoke as proponent. The existing building, a single family residence which had been converted to an M Occupancy using Rule 13 in 2013, was requesting to be allowed to convert from the M Occupancy to a B Occupancy beauty salon. The building had previously passed Rule 13, and no changes were to be proposed in the new conversion. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

Breaking and reconvening: Chairman Hawkins recessed the Commission at 3:00 p.m. It was called back to order at 3:09 p.m.

17-05-44 School 97 Apartments, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. An existing building, listed on the National Historic Register as part of the Arsenal Technical High School site, is being converted to apartments. Unit demising walls terminate at the ceiling and not the concrete floor or roof slab as required for a Chapter 34 evaluation. The ceiling is not entirely fire-rated due to existing conditions. An NFPA 13R sprinkler system will be provided, as well as a new fire alarm system and corridor smoke detectors. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-05-47 University of Notre Dame Sprinkler Alarms, Notre Dame

Ed Rensink, RTM Consultants, spoke as proponent. Also speaking was Bruce Harrison, University of Notre Dame Fire Chief. The request was to omit the code-required exterior sprinkler water flow alarms on sprinklered campus buildings, and also on future buildings. The school has a proprietary central station service which identifies in which building and where in that building the alarm has been triggered. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-48 Ivy Tech Greenhouse Addition, Ft. Wayne

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to allow a greenhouse addition of 2,738 square feet to an existing building with a first floor of 100,000 square feet with a 5,200 square foot mezzanine without separating with a 2-hour structurally independent fire wall or sprinklering it. The existing building is protected by an NFPA 13 sprinkler system, and a fire alarm in the greenhouse will be attached to the existing building's fire alarm. The greenhouse will be structurally independent, and will have two direct exits to the exterior. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-54(a)(b)(c)(d) Fashion Mall at Keystone Fashion Café Revisions, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was to allow the addition of a 1300 square foot food court, which would place the building back into non-compliance. It is protected by an NFPA 13 system, and the addition is 0.1% of the completed building. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was to allow the proposed addition and the existing two-story mall of Type II-B construction to be over area. The open parking garages and hotel within 60 feet of the structure will not pose any hazard. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (d) was to allow the use of a tile on an exterior wall which does not comply with size requirements of code. The company which makes the mortar used to set the tile submitted product information sheets with performance reports which exceeds the requirements of the code. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

17-05-56 Eastside Hispanic SDA Church, Indianapolis

Carrie Ballinger, RTM Consultants, spoke as proponent. Also present was Margie Bovard, Indianapolis Fire Department. The request was to allow the new church building to be constructed more than 400 feet from a hydrant at a distance of 1,250 feet. They would provide an automatic fire alarm system with smoke detectors in corridors, mechanical rooms, storage rooms, and the kitchen. Fire extinguishers will also be provided. The property is on a well, and water would need to be run to the property for hydrants. Following discussion, Commissioner Brown moved to table with the second by Commissioner Hoch. It was voted upon and carried.

17-05-57 Monicals Pizza Southport, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Also present was Todd Scoggins, architect, and Jeff Dean, City of Indianapolis. The request was to allow the single tenant space created by combining two A-2 occupancies, which will have a combined occupant load of less than the 300 allowed by the code of record, to omit the required sprinklers. Following discussion, Commissioner Mitchell moved that no variance was required, with the second by Commissioner Hite. It was voted upon and carried.

17-05-58 Azteca Milling Storage Addition, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The storage area is being moved to the addition so that the production area may be expanded. The request was to allow the type II-B F1/S1 addition to not be separated by a 3-hour fire wall from the existing building. Both sides of the wall between the addition and the existing structure will be protected by an NFPA 13 sprinkler system. Following discussion, Commissioner

Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-05-59 Hulman Building Apartments, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The elevator will be having the controls upgraded during the renovation to include Phase I and II Fire Department recall, but not all requirements for new elevators will not be met. The existing shafts are poured concrete and prevent some changes. Tom Hendricks, Director, Elevator Safety, did not object to the variance as long as the hoistway is not changed but will be fireproofed, as well as the ceiling if of wood. Following discussion, Commissioner Richards moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-60 Smith Brothers of Berne Addition, Berne

Tim Callas, J&T Consulting, spoke as proponent. An existing F-1/S-1 occupancy type IIB construction furniture manufacturing facility will have a 1-story and a 2-story addition. The request is to omit the smoke vents and mechanical smoke removal which had been added to the 2012 International Building Code as a requirement by an Exception. The addition will have an NFPA 13 sprinkler system, and the unseparated portion of the building is sprinklered as well. The remainder of the building has a 4-hour fire wall separation and fire suppression system. A draft curtain will be used to separate the first floor portions. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-05-61(a)(b)(c)(d)(e) Coffeehouse, Zionsville

Patrick Grimes, Cube & Company, spoke as proponent. The building was constructed in 1895 as a III-B, and in 1915 the second floor of the building was sold to a separate owner. The current owner bought the upper floor in 1985 and operated it as a Group B with a film studio on the second floor until 2004, though the tenant use has remained a B. He would now like to open a coffeehouse in the unrented space on the second floor. There are several existing issues with the building, including only one exit off the second floor. The stairway is two feet taller than allowed by code, travel distance exceeds that allowed by code, a requested occupancy of 33 for the coffeehouse and 16 for the office in lieu of a calculated occupancy of 59 for the coffeehouse and 20 for the office was made, and a request to allow the existing stair to be covered on all sides as well. Local officials are requesting the variance be tied to this business and owner only, with no music, no food prep, and no alcohol allowed. A door at the bottom of the stairs will be removed to create a landing. All windows are operable. To sprinkle the second floor would involve the first floor and they don't own the finished space. Following discussion, Commissioner Von Deylen moved to table to allow research on possible alternatives, with the second by Commissioner Hoch. It was Voted upon and carried.

17-05-62(a)(b) Cummins Headquarters Project Re-Roof, Columbus

Scott Perez, Arxtheon Consulting, spoke as proponent. Variance (b) was eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried. The request in (a) was to allow the new roof to maintain the 1/8 – inch per foot slope of the old roof due to the nature and location of the existing skylight systems. The roof system will be installed per manufacturer's requirements at the skylights, and tapered where possible to help with drainage. Following discussion and a request for something from the roof manufacturer stating the warranty would be applied at the lower slope, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-05-56 Eastside Hispanic SDA Church, Indianapolis

Carrie Ballinger requested the Commission return to the variance. Commissioner Hoch moved to reopen, with the second by Commissioner Von Deylen. She stated that a zoning approval in 2014, and the City of Indianapolis didn't object to the variance. An NFPA 72 fire alarm system will be provided. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

8. Discussion of Variance Cut-off Dates

Craig Burgess, State Building Commissioner, addressed the Commission and members of the audience concerning the variance cut-off dates. He noted that the only rule he was aware of the twenty-eight day requirement from the GAR which had been established when Commission materials were copied and sent out in the mail. He had asked for some guidance in establishing a cut-off and criteria for determining if a late request has merit.

9. Discussion and Possible Commission Action

Cummins Child Development Center, Columbus
Order – Fire and Building Code Enforcement

Hoops Sports Bar and Restaurant, Frankfort
Order – Fire and Building Code Enforcement

Commissioner Jordan moved to grant the petitions for review, with the second by Commissioner Mitchell. It was voted upon and carried.

10. Discussion and Commission Action

Tippecanoe Lake Country Club
Cause No. DHS-1611-FPBSC-007
Non-Final order of Dismissal

Commissioner Mitchell moved to affirm the Non-final Order of Dismissal, with the second by Commissioner von Deylen. It was voted upon and carried.

11. Comments

The Chairman noted there were several members whose terms for serving on the Commission were set to expire. He thanked them for their service, and asked them to "keep on showing up" until told to do otherwise.

12. Adjournment

Chairman Hawkins called for further business. Hearing none, he adjourned the meeting 4:37 p.m.

Approved _____
John Hawkins, Chairman

